

METES AND BOUNDS DESCRIPTION OF
12.727 ACRE TRACT
J. W. SCOTT SURVEY, A-49
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND
LYING AND BEING SITUATED IN THE J. W. SCOTT SURVEY, ABSTRACT NO. 49, BRYAN,
BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 351.933
ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN DEVELOPMENT, LTD.
RECORDED IN VOLUME 3734, PAGE 105 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY,
TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF BOONVILLE ROAD FOR
A DISTANCE OF 510.82 FEET (DEED CALL BEARING: S 83° 02' 58" E, 4219/141) TO A 1/2
INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF A CALLED 0.517 ACRE
TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF BRYAN, RECORDED IN
VOLUME 7067, PAGE 12 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE WEST LINE OF SAID 0.517 ACRE TRACT FOR THE FOLLOWING
CALLS:

S 38° 05' 20" E FOR A DISTANCE OF 74.60 FEET (DEED CALL: S 38° 02' 20" E -
74.69 FEET, 7067/12) TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A
CLOCKWISE CURVE HAVING A RADIUS OF 159.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 10' 17" FOR AN ARC DISTANCE
OF 42.23 FEET (CHORD BEARS: S 05° 52' 04" W - 42.11 FEET) (DEED CALL CHORD: S
05° 48' 53" W - 42.11 FEET, 7067/12) TO A 1/2 INCH IRON ROD FOUND MARKING THE
END POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A
RADIUS OF 862.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 46' 45" FOR AN ARC DISTANCE
OF 147.13 FEET (CHORD BEARS: S 18° 20' 35" W - 146.95 FEET) (DEED CALL CHORD:
S 18° 17' 24" W - 146.95 FEET, 7067/12) TO A 1/2 INCH IRON ROD SET MARKING THE
END POINT OF SAID CURVE;

S 23° 13' 58" W FOR A DISTANCE OF 142.85 FEET (DEED CALL: S 23° 10' 47" W -
142.85 FEET, 7067/12) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF
UNIVERSITY DRIVE E. (120' R.O.W.) MARKING THE SOUTH CORNER OF SAID 0.517 ACRE
TRACT AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 4740.00 FEET.
FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND AT THE EAST CORNER OF
SAID 0.517 ACRE TRACT BEARS: N 34° 57' 39" E FOR A DISTANCE OF 401.70 FEET
(DEED CALL: N 34° 57' 39" E - 401.74 FEET, 7067/12);

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 46' 50" FOR AN ARC
DISTANCE OF 395.50 FEET (CHORD BEARS: S 38° 46' 47" W - 395.38 FEET) (DEED
CALL AND MEASURED RADIUS, 3734/105) TO A POINT MARKING THE END POINT OF SAID
CURVE. FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: S 44° 58'
18" E FOR A DISTANCE OF 0.20 FEET AND A 1/2 INCH IRON ROD FOUND BEARS: N 40°
15' 19" E FOR A DISTANCE OF 0.86 FEET;

THENCE: S 42° 10' 12" W CONTINUING ALONG THE NORTHWEST LINE OF UNIVERSITY
DRIVE E. FOR A DISTANCE OF 655.17 FEET (DEED CALL AND MEASURED BEARING,
3734/105) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE
CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 33' 51" FOR AN ARC
DISTANCE OF 37.33 FEET (CHORD BEARS: S 84° 57' 07" W - 33.96 FEET) (PLAT CALL
AND MEASURED, 8230/243) TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF
EAST CREST DRIVE (60' R.O.W. PER PLAT OF PARK HUDSON SUBDIVISION, PHASE B,
8230/243) MARKING THE END POINT OF SAID CURVE;

THENCE: N 52° 15' 58" W ALONG THE NORTHEAST LINE OF EAST CREST DRIVE FOR A
DISTANCE OF 296.63 FEET (PLAT CALL: N 52° 15' 58" W - 297.02 FEET, 8230/243) TO
A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING
A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 05' 46" FOR AN ARC
DISTANCE OF 39.31 FEET (CHORD BEARS: N 07° 13' 05" W - 35.38 FEET) (PLAT CALL
AND MEASURED, 8230/243) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE
OF EASTCHESTER DRIVE (60' R.O.W. PER PLAT, 8230/243) MARKING THE END POINT OF
SAID CURVE;

THENCE: ALONG THE SOUTHEAST LINE OF EASTCHESTER DRIVE FOR THE FOLLOWING
CALLS:

N 37° 49' 48" E FOR A DISTANCE OF 295.76 FEET (PLAT CALL AND MEASURED,
8230/243) TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A
COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 830.00 FEET;

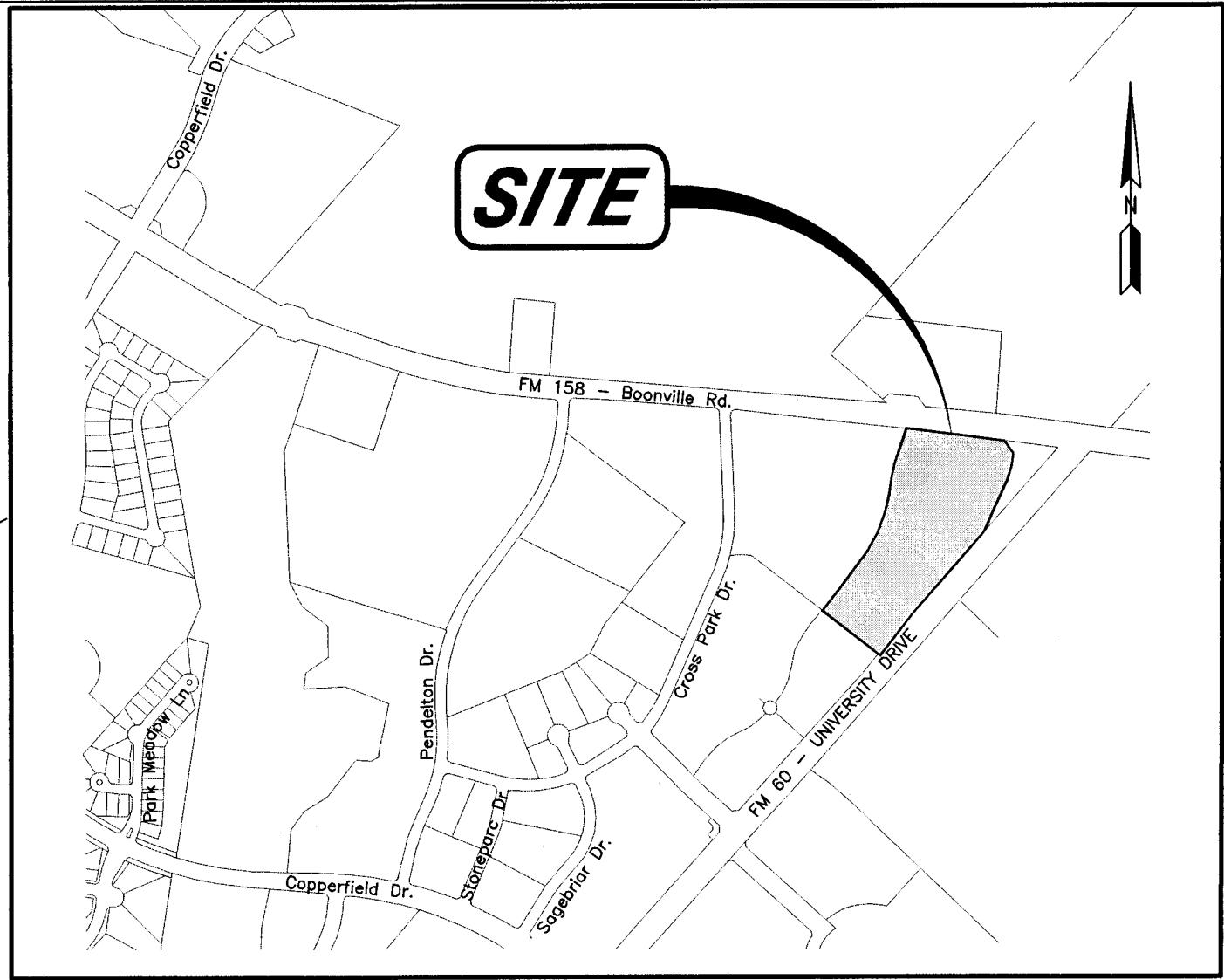
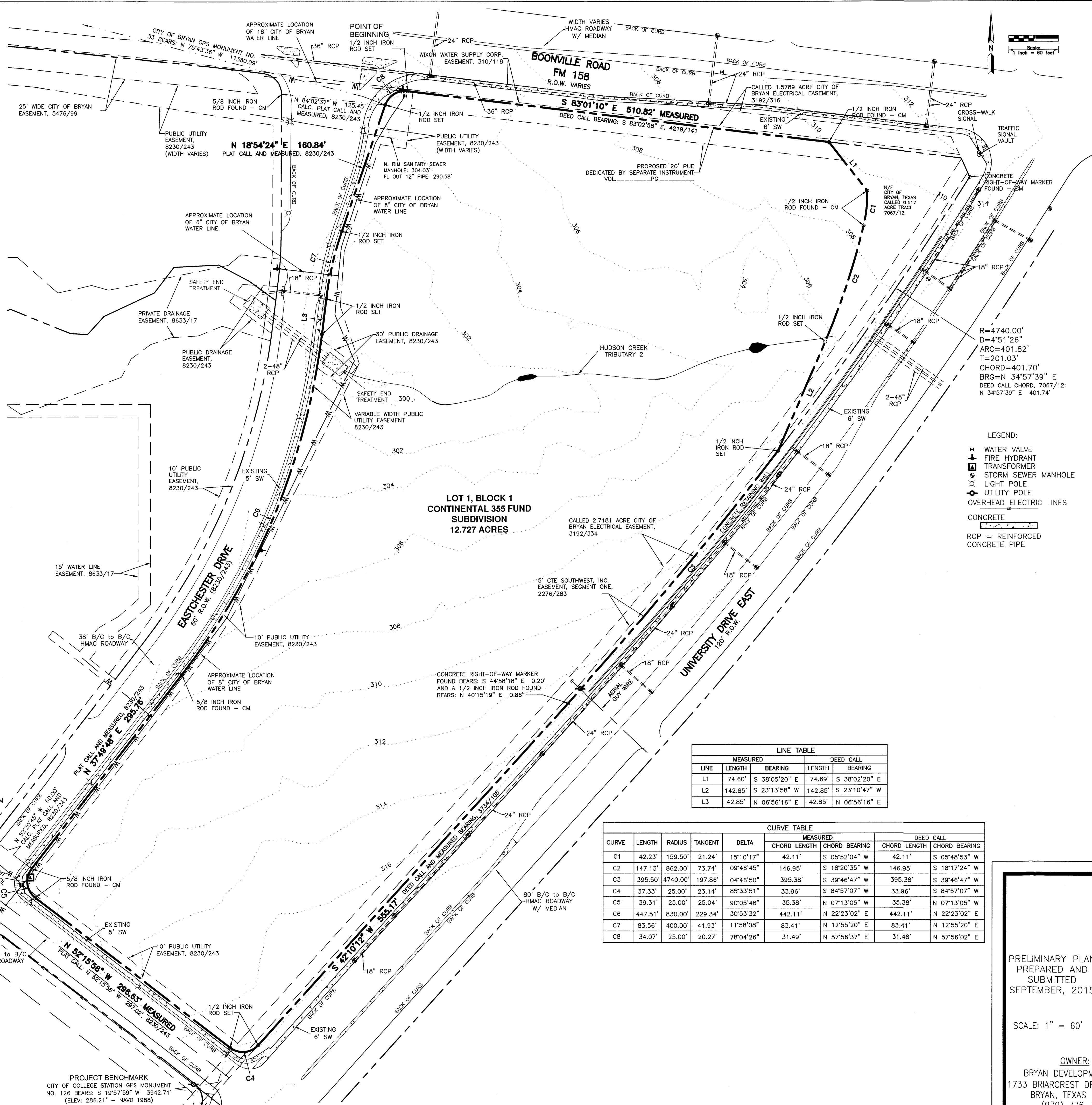
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 53' 32" FOR AN ARC DISTANCE
OF 447.51 FEET (CHORD BEARS: N 22° 23' 02" E - 442.11 FEET) (PLAT CALL AND
MEASURED, 8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID
CURVE;

N 06° 56' 16" E FOR A DISTANCE OF 42.85 FEET (PLAT CALL AND MEASURED,
8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE
CURVE HAVING A RADIUS OF 400.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 58' 08" FOR AN ARC DISTANCE
OF 83.56 FEET (CHORD BEARS: N 12° 55' 20" E - 83.41 FEET) (PLAT CALL AND
MEASURED, 8230/243) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF
SAID CURVE;

N 18° 54' 24" E FOR A DISTANCE OF 160.84 FEET (PLAT CALL AND MEASURED,
8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE
CURVE HAVING A RADIUS OF 25.00 FEET. FOR REFERENCE, THE CITY OF BRYAN GPS
MONUMENT NO. 33 BEARS: N 75° 43' 36" W FOR A DISTANCE OF 17,380.09 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78° 04' 26" FOR AN ARC DISTANCE
OF 34.07 FEET (CHORD BEARS: N 57° 56' 37" E - 31.48 FEET) (PLAT CALL CHORD: N
57° 56' 02" E - 31.48 FEET, 8230/243) TO THE POINT OF BEGINNING CONTAINING
12.727 ACRES OF LAND, AS SURVEYED ON THE GROUND SEPTEMBER, 2015. BEARING
SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS
OBSERVATION.



VICINITY MAP
(NTS)

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

ELEVATION DATUM: NAVD 1988, PER CITY OF COLLEGE STATION GPS MONUMENT NO. 126 (ELEVATION: 286.21').

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0220F, REVISED DATE: 04-02-2014.

SUBJECT TRACT IS CURRENTLY ZONED PLANNED DEVELOPMENT (PD) PER CITY OF BRYAN ORDINANCE NO. 1690. BUILDING SETBACK LINES, HEIGHT RESTRICTIONS AND OTHER MATTERS TO BE DETERMINED DURING SITE DEVELOPMENT. SEE CITY OF BRYAN ZONING ORDINANCE, CHAPTER 130, SECTION 25, FOR MORE INFORMATION.

APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.

NOT FOR RECORD

PRELIMINARY PLAN OF CONTINENTAL 355 FUND SUBDIVISION LOT 1, BLOCK 1 12.727 ACRES J-W SCOTT SURVEY, A-49 BRYAN BRAZOS COUNTY, TEXAS

PRELIMINARY PLAN
PREPARED AND
SUBMITTED
SEPTEMBER, 2015

SCALE: 1" = 60'

OWNER:
BRYAN DEVELOPMENT, LTD.
1733 BRIARCREST DRIVE, STE 202
BRYAN, TEXAS 77802
(979) 776-1646

SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
(979) 268-3195

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77805
(979) 260-6963